

1ST READING
2ND READING
INDEX NO.

6-19-07
6-26-07

2007-059
Ken Defoor

ORDINANCE NO. 11989

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 2307, 2319, 2323, 2327, 2331, AND 2335 GUNBARREL ROAD AND 7340 McCUTCHEON ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND O-1 OFFICE ZONE TO MXU MIXED USE ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lot A, 24 thru 29, Timberland Subdivision, Plat Book 20, Page 73, ROHC, and Lot 30, Revised Plat of the Timberland Subdivision, Plat Book 82, Page 59, ROHC, Deed Book 1449, Page 490, Tract 1 of Deed Book 3498, Page 846, Deed Book 3571, Page 192, Deed Book 5762, Page 250, Deed Book 5865, Page 859, and Deed Book 7119, Page 153, ROHC. Tax Map 149H-G-012 thru 018.

from R-1 Residential Zone and O-1 Office Zone to MXU Mixed Use Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to:

1. Any transportation improvements as approved by the City Traffic Engineer;
2. Twelve (12) feet of right-of-way along Gunbarrel Road necessary for future road widening;
3. One ingress/egress drive onto Gunbarrel Road;
4. Appropriate Drainage Impact Study to be provided by the developer to City Engineering Department;

5. Site plan as presented to City Council on June 19, 2007 with offices and/or office-residence to be built on the property;

6. Building to be constructed to reflect a residential character as indicated in the drawings presented to City Council.

7. A sidewalk to be constructed along Gunbarrel Road with trees planted appropriately and street lamps per the drawings presented to City Council;

8. An earthen berm approximately two (2) to three (3) feet high to be built behind the sidewalk and a hedge approximately two (2) to three (3) feet high to be planted on top of the berm or appropriate landscaping that will give both the screening and the height to be effective in obscuring the view of most cars parked in front of the buildings; and

9. Leyland Cypress would be planted at the rear of this property and more specifically on top of the fill area that is part of the larger Mixed Use Development. This should obscure buildings and vehicles at the rear of the future buildings from Gunbarrel Road.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading

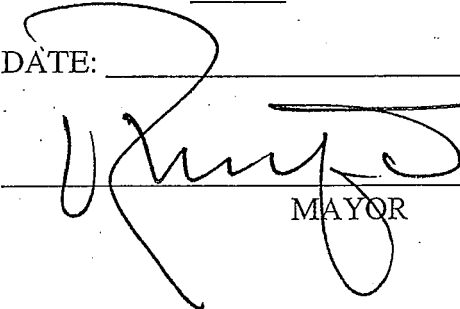
_____ June 26 _____, 2007.



CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

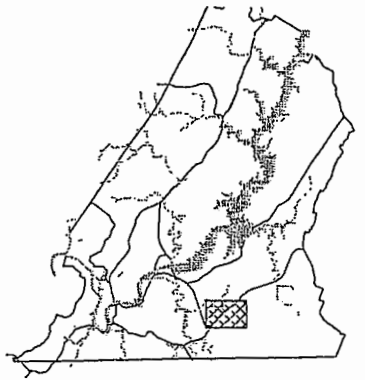
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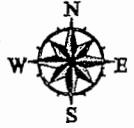
MAYOR

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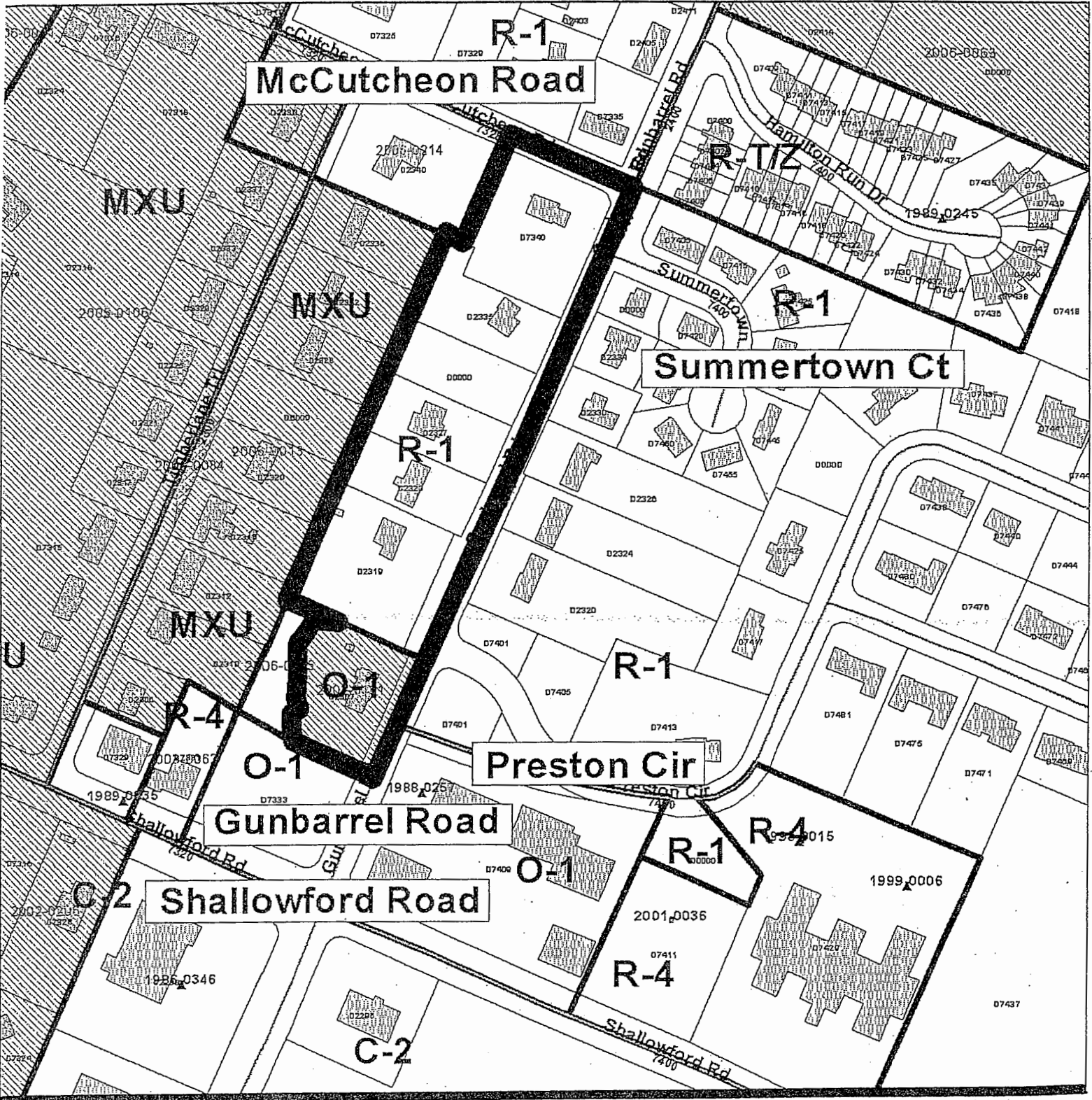
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2007-0059
PC MEETING DATE: 4/9/2007
FROM: R-1 and O-1
TO: MXU



1 in. = 230.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-059: Deny

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SUMMARY	PROPOSED USE	BLDG.S.F.	PARCEL SIZE
PARCEL #1	RETAIL/C-4	102,086 S.F.	10.17 ACRES
PARCEL #2	RETAIL/MIXED USE	36,300 S.F.	4.66 ACRES
PARCEL #3	HOTEL/RETAIL/MIXED USE	61,987 S.F.	9.51 ACRES
PARCEL #4	OFFICE/MIXED USE	34,200 S.F.	1.91 ACRES
PARCEL #5	HOTEL/RETAIL/MIXED USE	18,000 S.F.	5.61 ACRES
PARCEL #6	OFFICE/RESIDENTIAL	***	7.07 ACRES
PARCEL #7	CIVIC/OPEN GREEN SPACE	N/A	3.43 ACRES
TOTAL ACRES OVERALL			42.36 ACRES

PARKING SUMMARY

PARCEL 1 (C-4)	REQUIRED	PROVIDED	PARCEL 6 (MXU- OR)	REQUIRED	PROVIDED
RETAIL (4/1000 SF)	409	444	OFFICE/RESIDENTIAL	NA	NA
PARCEL 2 (MXU- OR)			PARCEL 7 (MXU- OR)		
RETAIL (4/1000 SF)	146	152	CIVIC	N/A	N/A
PARCEL 3 (MXU- OR)			TOTAL:	1012	1362
HOTEL/RETAIL (4/1000)	248	507			
PARCEL 4 (MXU- OR)					
HOTEL/RETAIL (4/1000)	137	164			
PARCEL 5 (MXU- OR)					
OFFICE/RESIDENTIAL	72	95			

NOTE: TOTAL PARKING EXCEEDS MINIMUM REQUIREMENTS - SHARED PARKING IS PLANNED FOR VARIOUS USES.

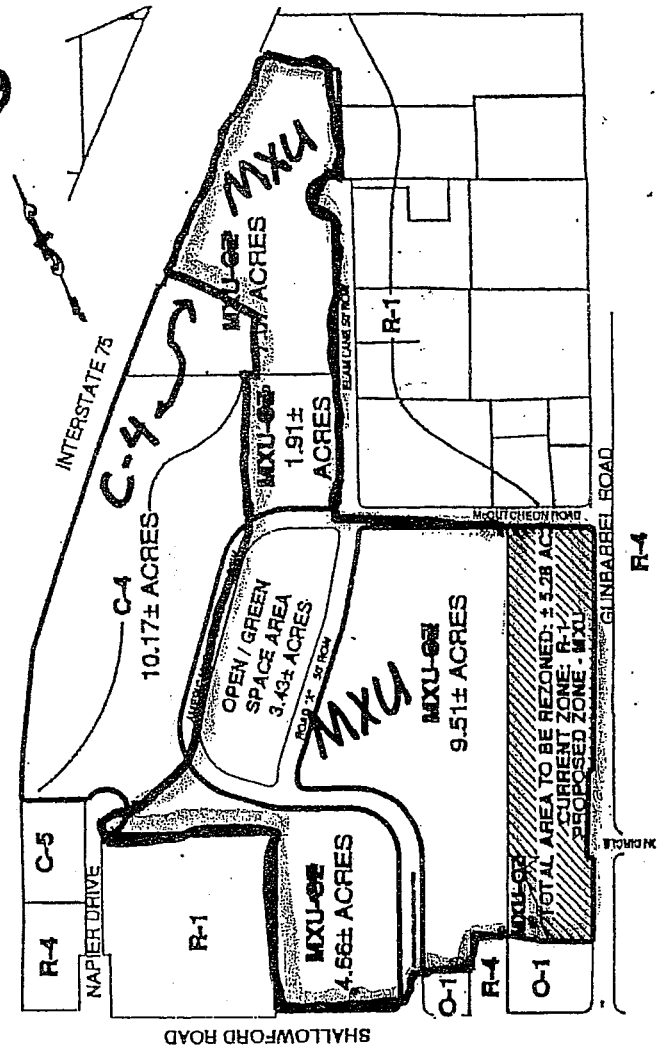
NOTES: ** 25 RESIDENTIAL UNITS WILL BE PROVIDED AS REQUIRED IN MXU-~~OR~~

ZONING SUMMARY

PARCEL # 1 10.17 ACRES C-4 (PROPOSED)
 PARCELS #2 THRU #7 (32.19 acres) MXU-~~OR~~

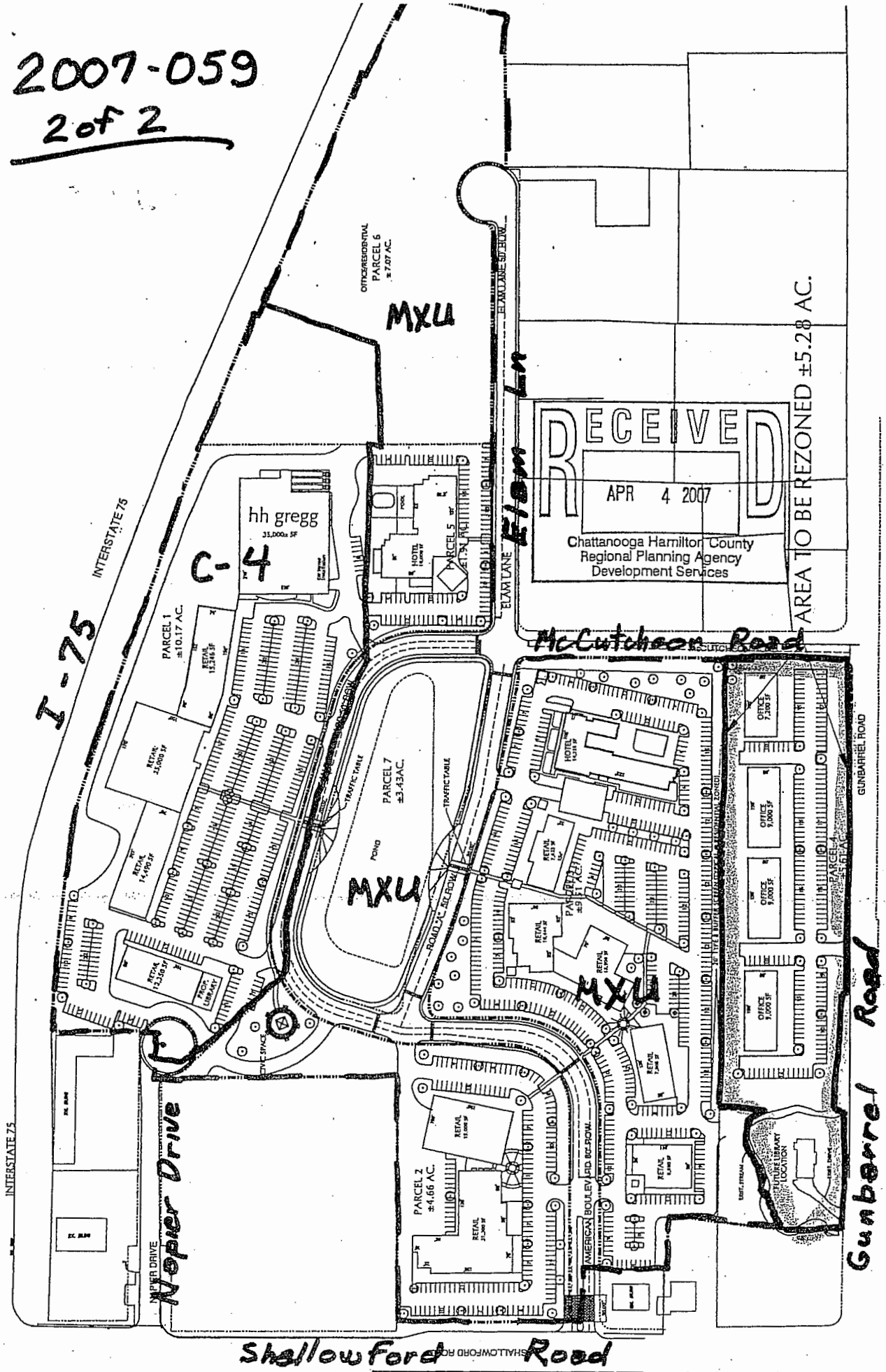
MIXED USE OVERLAY ZONE REQUIREMENTS
 ACREAGE TOTAL 32.19 ACRES

FUNCTION (USE)	ALLOWABLE AREA	PROPOSED AREA (PARCEL #)
GREEN SPACE/CIVIC USE (10% MIN.)	3.2 ACRES	3.43 AC (7)
LODGING & RETAIL (50% MAX.)	16.10 ACRES	16.08 AC (2, 3, 5)
RETAIL (35%)	11.27 ACRES	11.27 AC (2 & 3)
LODGING (15%)	4.83 ACRES	4.83 AC (3 & 5)
OFFICE (40% MAX.)	12.88 ACRES	12.68 AC (4 & 6)
RESIDENTIAL UNITS (800 S.F./ACRE)	25 UNITS MIN.	25 UNITS (3, 4 & 6)



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AREA TO BE REZONED ±5.28 AC.

INTERSTATE 75

INTERSTATE 75

I-75

Nopier Drive

MXU

MXU

MXU

Shallowford Road

Elam Lane

Gunbarrel Road

GUNBARREL ROAD

LIBRARY LOCATION

PARCEL 1
±10.17 AC.

PARCEL 7
±3.43 AC.

PARCEL 2
±1.66 AC.

OFFICE RESIDENTIAL
PARCEL 6
±7.07 AC.

hh gregg
35,000 SF

RETAIL
25,000 SF

RETAIL
14,100 SF

RETAIL
15,346 SF

POOL

TRAFFIC TABLE

POOL

TRAFFIC TABLE

McCUTCHEEN ROAD

RETAIL
15,000 SF

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25,000 SF

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